



Delegated Action of the Executive Director

PROJECT**Pedestrian Walkway and Bridge**

Intelligence Community Campus – Bethesda
4600 Sangamore Road
Bethesda, MD

NCPC FILE NUMBER

7326

NCPC MAP FILE NUMBER

3101.10(61.10)44058

SUBMITTED BY

United States Department of Defense
Army Corps of Engineers on behalf of the
Defense Intelligence Agency

ACTION TAKEN

Preliminary and final approval of
site and building plans

REVIEW AUTHORITY

Advisory
per 40 U.S.C. § 8722(b)(1)

The United States Army Corps of Engineers, on behalf of the Defense Intelligence Agency, has submitted preliminary and final site and building plans for a pedestrian walkway and bridge at the Intelligence Community Campus—Bethesda (ICC-B). The ICC-B, former National Geospatial Agency Headquarters, is a federal facility located at 4600 Sangamore Road in Bethesda, Maryland. The Campus encompasses approximately 30 acres and is bound by a local park and private school to the north, residential uses to the south, retail and residential to the east, and National Park Service land to the west. A small amount of residential is also located to the west of the site. The Campus is in the process of being redeveloped into a modern, state-of-the art facility that will serve the Intelligence Community.

In 2012, the Commission approved the ICC-B Master Plan which separated the redevelopment of the site into two phases (North Campus and South Campus). Phase 1, North Campus, included the construction of a new parking garage in the northwest corner of the site, a visitor control center, and a vehicle inspection facility. Phase 2, South Campus, includes the full redevelopment of the existing buildings on the site to meet modern office and technology requirements and provide the requisite level of security. Phase 2 also includes significant site improvements to substantially eliminate the amount of impervious surface that currently exists on the site.

In 2013, the Commission approved the Centrum building which was the first project of the ICC-B South Campus redevelopment. The Centrum building provides several campus amenities, tenant office space, and serves as the central circulation spine for the ICC-B. In March 2014, the Commission approved the full interior demolition and façade replacement of Erskine Hall and Roberdeau Hall.

The proposed pedestrian walkway and bridge totals approximately 5,000 square feet, and has been designed to reflect the overall aesthetic approach of the ICC-B Campus redevelopment. The major components of this project include a bridge deck surface, a slab on grade concrete sidewalk, lighting, and a green-screen at the existing PEPCO substation. The goal is to connect the existing

parking garage, the Visitor Control Center building and the newly finished Centrum building. The project entails the installation of a precast concrete bridge to span over the existing roadway and provide access to the existing parking garage at the 2nd level above grade (Level P4). The grade on the opposite side of the roadway is several stories above the garage exit grade and there is no direct way to cross and ascend up to the elevation of the campus buildings. Along with the bridge installation will be the addition of an accessible sidewalk to the Visitor Control Center and the entrance to the Centrum building. The selection of neutral colors and similar materials for the pedestrian walkway and bridge reflect the materials featured in the garage and new building facades, such as metal and architectural precast concrete, and respect the building and campus aesthetics.

The bridge deck system will consist of 12 foot wide double “T” precast concrete supported on a precast beam and column structure installed 5 feet away from the outside of the existing garage façade with the opposite end of the bridge resting on a similar structure built on grade to the inside of the existing concrete retaining wall structure. The bridge railing will be composed of 1 ½ inch diameter galvanized steel railing, which will occur only at the bridge segment of the walkway. The rail will contain vertical posts spaced no greater than 4 feet on center. Each post will be mechanically fastened to the precast concrete bridge deck through a base plate welded to the bottom of the post.

Lighting along the pedestrian walkway and bridge will match the existing metallic silver bollard with dome top fixture found throughout the North Campus.

The façade of the existing PEPCO substation and Maury Hall will be updated with the installation of green-screen wire mesh panels mechanically anchored to the existing masonry of the façades. The panels will cover the entire façade on three exposed sides of the substation. Vines will be planted immediately in front of the building and allowed to propagate throughout the green screen panels to eventually cover the building face entirely. The green screen mesh to be installed on the substation is identical to the system used on the south side of the existing parking garage and helps unify the appearance of the campus. The existing exposed surfaces of Maury Hall and the substation will be painted a gray color to compliment the gray colors of Centrum and the facades of Erskine and Roberdeau Hall.

One environmental site design practice is employed in the development of the pedestrian walkway and bridge project by the introduction of a grass paver roadway for the PEPCO trail. The trail is intended to provide vehicle access for PEPCO from the main entrance road to the substation. The grass paver roadway is a pervious structure, thus, it does not require stormwater treatment. The grass paver design incorporates a geotextile fabric and sub-base system that will be covered by sod providing the appearance of a normal lawn or grass area yet capable of supporting vehicle traffic.

The USACE plans to submit a campus-wide site improvement plan to the Commission in spring 2015; therefore, the pedestrian walkway and bridge project only includes grass seed over all-non paved areas that are within the limits of disturbance and a species of evergreen vine that will be planted at the base of the green-screen around three sides of the PEPCO substation. Since minor re-grading is necessary to allow for the installation of the concrete sidewalk on grade and the

precast bridge support structure, the project will utilize the existing drainage grading and subsurface water filtering and quality control structures installed in previous phases.

The project was included in an Environmental Assessment (EA) prepared by the applicant during the development of the ICC-B Master Plan. The EA was prepared in accordance with NEPA and regulations promulgated by the White House Council on Environmental Quality, the Department of Defense, and the Department of the Army. The EA analysis did not identify any potential for significant direct, indirect, or cumulative environmental impacts, and therefore, the applicant completed the NEPA process with the issuance of a Finding of No Significant Impact (FONSI) on September 8, 2011. Furthermore, as there is minimal site work planned for the current project, staff does not consider additional environmental documentation to be necessary.

The applicant's NHPA Section 106 obligation for the project is complete pursuant to the Memorandum of Agreement established on October 14, 2011 between the Maryland Historic Trust and the Defense Intelligence Agency for the implementation of the ICC-B Master Plan. During the Section 106 consultation process for the ICC-B Master Plan, it was determined that implementation of the Master Plan would have adverse effects the Sumner Site, a contributing resource to the Army Map Service National Register Historic District.

Pursuant to the National Capital Planning Act, NCPC's review authority over federal projects outside the District of Columbia is advisory, and therefore, in carrying out its review of the project NCPC does not have an independent NEPA or Section 106 obligation.

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Pursuant to delegations of authority adopted by the Commission on October 3, 1996 and 40 U.S.C.

§ 8722(b)(1), I approve the preliminary and final site and building plans for a pedestrian walkway and bridge as part of the Phase 2 (South Campus) redevelopment at the Intelligence Community Campus—Bethesda, located at 4600 Sangamore Road, Bethesda, Montgomery County, Maryland

Marcel Acosta
Executive Director

[Date]